



19. Primary external roof material: Asphalt
20. Special features: Porch, fence, garage, car port
21. General architectural description: 612 Jefferson is a small wood-framed house that faces west to Jefferson Avenue. The roof is cross-gabled with light gray-green asphalt shingles and boxed eaves. Exterior siding is white textured vinyl in a horizontal lap profile. The lower courses of siding are tan. The foundation is not visible, but it is indicated on the County Assessor card as being concrete. The main house is nearly square in plan, with a projecting bay centered on the front façade. The main entrance is within a porch at southwest corner, south of the projecting bay. It has a concrete stoop and one concrete step up from the sidewalk, with a low-height tan brick wall on the south and west sides. The porch is covered by a shed roof of light green corrugated fiberglass on black wrought iron posts. The entrance door faces west. It is a natural-finish glass-in-wood door with an aluminum storm/screen door. Windows are non-historic white aluminum sliders with white aluminum storm/screen sash, with green fiberglass curved-front awnings on clear aluminum frames. The southeast corner of the house is an enclosed original porch. It has a low-slope roof covered with gray asphalt roll roofing.
22. Architectural style/building type: Other style: wood frame cross gable
23. Landscaping or special setting features: Landscape or special setting description: Jefferson Place Subdivision is a historic residential neighborhood adjacent to downtown Louisville. The subdivision is laid out on a standard urban grid of narrow, deep lots with rear alleys. Houses are built to a fairly consistent setback line along the streets with small front lawns, deep rear yards and mature landscaping. Small, carefully maintained single-family residences predominate. Most of the houses are wood framed, one or one and one-half stories in height, featuring white or light-colored horizontal wood or steel siding, gabled or hipped asphalt shingled roofs and front porches. While many of the houses have been modified over the years, most of the historic character-defining features have been preserved. 612 Jefferson Avenue is consistent with these patterns and blends well with the scale and character of the neighborhood. The grassy front yard is open to the street. The rear yard, also grassy, is enclosed with a combination of chain link fence and wire fencing. There is a concrete walk south of the house leading to the back yard. Adjacent to the alley, there is a concrete-paved service yard with a garage, car port and a shed.
24. Associated buildings, features, or objects: Along the alley there is a service yard with a garage at the north end, a carport in the middle and a storage shed at the south end. The garage is constructed of painted concrete masonry with a flat roof that slopes down to the west, with stepped parapet walls on the north and south. A painted wood panel overhead garage door opens east to the alley. On the south side there is a wood panel man-door with one light, and two 3/2 wood sash hopper windows. In the middle of the service yard is a carport that opens to the east. It has a flat roof with fiberglass walls on the south and north, and horizontal vinyl siding on the west wall. The storage shed is at the south end of the service yard. It is constructed of painted concrete masonry, with a flat roof sloping down to the east and stepped parapet walls on the north and south. Roofing is gray asphalt roll. On the west elevation are two doors: a wooden overhead door and a man-door constructed of wooden boards. On the east side is a metal hatch, possibly an old coal hatch.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: \_\_\_\_\_ Actual: 1900  
Source of information: Boulder County
26. Architect: Unknown  
Source of information: NA
27. Builder/Contractor: Unknown. August LeComte was a carpenter and may have built the house himself.  
Source of information: NA
28. Original owner: August LeComte  
Source of information: Property deed
29. Construction history (include description and dates of major additions, alterations, or demolitions):

The house was built in ca. 1900 and has not been extensively modified since then. The southeast porch was enclosed between 1948 and 1976. Windows were replaced in modified openings in 1965. In 1976, the southwest porch roof was constructed and siding was replaced. The carport was built in 1983.

30. Original location   X   Moved        Date of move(s):

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): Domestic, Single Dwelling

32. Intermediate use(s): N/A

33. Current use(s): Domestic, Single Dwelling

34. Site type(s): Urban residence

35. Historical background:

This building is part of Jefferson Place, the first residential subdivision in Louisville.

612 Jefferson was the home of members of the LeComte family from France for many years, and has also been associated with the Hicks family of Louisville for over 91 years. 612 Jefferson and 620 Jefferson (5BL11292) next door had shared ownership for a period.

In 1898, Jefferson Place developer Charles Welch conveyed twenty-nine different lots in Jefferson Place to a Denver lawyer, Harper Orahood, apparently for Orahood to resell. The lots for this parcel were among these properties. Orahood conveyed 612 Jefferson to August LeComte by a deed that was recorded in 1905. Orahood also conveyed 620 Jefferson to August LeComte by a deed that was recorded on the same day.

Boulder County gives 1900 as the year of construction for this property. Although the dates given by Boulder County have sometimes been found to be in error with respect to historic buildings in Louisville, for this particular house there was no other evidence found that could help prove or disprove this date. The property in question is outside of the boundaries of the Sanborn Maps that were done for Louisville in 1893, 1900, and 1908 (they focused on the downtown business district and La Farge Avenue only). The house does appear in the correct location on the 1909 Drumm's Wall Map of Louisville.

August LeComte and his family may have purchased the house and started living here even earlier than 1905, as their address in the 1904 directory is listed as being on Jefferson between Pine and Hutchinson (which is a description of the location of 612 Jefferson). The 1910 census shows the family as living in this location next to the De Santo family next door at 600 Jefferson (5BL11287). The family was made up of August LeComte Sr. (1859-1923) and Louisa Helart LeComte (1859-1912); their children, August Jr., Florence, Leah, Victor; and Louisa's mother. August, Louisa, August Jr., and Louisa's mother had all been born in France and came to the US in 1887 or 1888. August LeComte Jr. was born in 1886 and died in 1951.

According to the 1916 directory, August LeComte Sr. and August LeComte Jr. were both living at this house, which then had the address of 121 Jefferson. Father and son worked as coal miners in Louisville, and August LeComte Sr. also worked as a carpenter.

A family history of the LeComte family in the files of the Louisville Historical Museum shows that August LeComte Sr. was conscripted into the French Territorial Army and he served from 1879 to 1886. His hometown was Bethune in the Pas de Calais province in northwestern France. Louisa Helart was his wife; this is just one of several connections between the LeComte and Helart families, which were also closely related to the Warembourg family of Louisville.

In 1920, August LeComte sold the house to Monroe Hicks. The house would be associated with the Hicks family for many decades to come. Monroe Hicks (1882-1952) married Beatrice Thirlaway (1887-1983) of the English Thirlaway family of Louisville in 1904. Beatrice was also related to John and Emma Barker who lived nearby at 801 Pine Street (5BL8023) in Jefferson Place. Their only child, John Hicks (1905-1998), married Bessie Truitt (1904-2000) in 1930.

John and Bessie's adopted son, Roger Delforge, who was identified as being Bessie's adopted son in her obituary, continues to be the current owner of 612 Jefferson.

The 1920 census records show Monroe and Beatrice Hicks and their son John living at the 612 Jefferson location.

Directories show the Hicks family as living at this address, which was then 121 Jefferson, beginning in the early 1920s. In the late 1920s, Monroe and Beatrice Hicks had a grocery store on Front Street, and their son, John Hicks, was a clerk at Celeste Romano's establishment located at what is now 809 Main (5BL8041). There was a period in the 1920s when the family was listed as living at their store location on Front Street, and it is not known who was living in the house at 612 Jefferson during that period. It was in 1930 that John and Bessie Hicks married, and the 1930 census shows them to be living at 612 Jefferson. Directories also show them to have lived at 612 Jefferson consistently after that. In the late 1930s when Louisville addresses changed, the address of their house was altered from 121 Jefferson to 612 Jefferson.

Monroe Hicks and his son, John, primarily worked as coal miners in the Louisville area, according to their obituaries.

Bessie Hicks worked for Remington-Kaiser during World War II. She also worked as a waitress at the Blue Parrot Restaurant in Louisville at 640 Main (5BL8037).

Following the death of Bessie Hicks in 2000, her adopted son, Roger Delforge, took ownership of the house, and he continues to be the current owner.

36. Sources of information:

Boulder County "Real Estate Appraisal Card – Urban Master," on file at the Carnegie Branch Library for Local History in Boulder, Colorado.

Boulder County Clerk & Recorder's Office and Assessor's Office public records, accessed through <http://recorder.bouldercounty.org>.

Directories of Louisville residents and businesses on file at the Louisville Historical Museum.

Census records and other records accessed through [www.ancestry.com](http://www.ancestry.com) (including the photos for this report).

Drumm's Wall Map of Louisville, Colorado, 1909.

Sanborn Insurance Maps for Louisville, Colorado, 1893, 1900, and 1908.

Archival materials on file at the Louisville Historical Museum, including a family history of the Warembourg and LeComte family written by Ron Buffo.

## VI. SIGNIFICANCE

37. Local landmark designation: Yes \_\_\_\_ No X Date of designation: NA

Designating authority: NA

37A. Applicable Local Landmark Criteria for Historic Landmarks:

     A. Architectural.

(1) Exemplifies specific elements of an architectural style or period.

(2) Example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally.

(3) Demonstrates superior craftsmanship or high artistic value.

- (4) Represents an innovation in construction, materials or design
- (5) Style particularly associated with the Louisville area.
- (6) Represents a built environment of a group of people in an era of history that is culturally significant to Louisville.
- (7) Pattern or grouping of elements representing at least one of the above criteria.
- (8) Significant historic remodel.

☒ B. Social.

- (1) Site of historic event that had an effect upon society.
- (2) Exemplifies cultural, political, economic or social heritage of the community.
- (3) Association with a notable person or the work of a notable person.

☐ C. Geographic/environmental

- (1) Enhances sense of identity of the community.
- (2) An established and familiar natural setting or visual feature that is culturally significant to the history of Louisville.

☐ Does not meet any of the above local criteria.

Local Field Eligibility Assessment: The property is worthy of nomination as a local landmark. Although it does not have the integrity or significance to be eligible to the National or State Historic Registers, its long association with the French immigrant coal mining LeComte family is locally significant. The long (90+ year) association with the Hicks family is significant. Members of the Hicks family were coal miners as well as local business people. Descendants of the same family own and occupy the house today.

37B. Applicable State Register of Historic Properties Criteria:

- ☐ A. The property is associated with events that have made a significant contribution to history.
- ☐ B. The property is connected with persons significant in history.
- ☐ C. The property has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. The property has geographic importance.
- ☐ E. The property contains the possibility of important discoveries related to prehistory or history.
- ☒ Does not meet any of the above State Register criteria.

State Register Field Eligibility Assessment: Not eligible

38. Applicable National Register Criteria:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)

☒ Does not meet any of the above National Register criteria

39. Area(s) of significance (National Register): NA

40. Period of significance: NA

41. Level of significance: NA National ☐ State ☐ Local ☐

42. Statement of significance: This house is associated with the historic development of Louisville as one of the early homes in Louisville's first residential subdivision, Jefferson Place. Although Jefferson Place was platted in 1880, few homes were actually built there before 1900. The property has a long association with two coal mining families, the LeComte and Hicks families. Its long association with the French immigrant coal mining LeComte family is locally significant. The long (90+ year) association with the Hicks family is significant. Members of the Hicks family were coal miners as well as local business people. Descendants of the same family own and occupy the house today.

43. Assessment of historic physical integrity related to significance: The property has integrity of location, setting, workmanship, feeling and association. Integrity of materials is compromised by replacement siding. Integrity of design is compromised by modified window openings. The enclosure of the rear southeast porch also compromises integrity of design, but to a lesser degree since this corner is not visible from the street.

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible ☐ Not Eligible ☒ Need Data ☐

45. Is there National Register district potential? Yes ☒ No ☐

Historic District Potential: Jefferson Place is eligible as a State Register and local historic district. There is potential for a National Register historic district. The house would be a contributing structure to a State Register and local historic district. The specifics of the 1965 window replacements are not known, so the property's contributing status to a potential National Register historic district is "Needs Data."

Discuss: This building is being recorded as part of a 2010-2011 intensive-level historical and architectural survey of Jefferson Place, Louisville's first residential subdivision, platted in 1880. The purpose of the survey is to determine if there is potential for National Register, State Register or local historic districts. Jefferson Place is eligible as a State Register historic district under Criterion A, Ethnic Heritage, European, for its association with European immigrants who first lived here and whose descendants continued to live here for over fifty years. The period of significance for the State Register historic district is 1881 – 1980. Jefferson Place is potentially eligible as a National Register historic district under Criterion A, Ethnic Heritage, European. However it needs data to determine dates of some modifications, and to more definitely establish the significant impacts of various European ethnic groups on the local culture of Louisville. The period of significance of a National Register district is 1881 – 1963. Jefferson Place is eligible as a local Louisville historic district under local Criterion B, Social, as it exemplifies the cultural and social heritage of the community.

European immigrant families flocked to Colorado coal mining communities, including Louisville, in the late nineteenth and early twentieth centuries in search of economic opportunities they could not find in their own countries. Louisville's Welch Coal Mine, along with other mines in the area, recruited skilled workers from western Europe. In the early years before 1900, most of the miners who lived in Jefferson Place came from English-speaking countries.

Immigrants from England brought a strong tradition and expertise in coal mining. The English are widely credited with developing the techniques of coal mining that were used locally, and they taught these techniques to other miners. The British mining culture was instilled in the early Colorado coal mines. English immigrants also brought expertise in other necessary skills such as blacksmithing and chain forging.

Later Jefferson Place residents arrived from Italy, France, Austria, Germany, Hungary, Slovakia, and Slovenia, among other places. The Italians eventually became the largest single ethnic group in Jefferson Place and in Louisville as a whole. About one-third of the houses in Jefferson Place were owned and occupied by Italian

Resource Number: 5BL 11288

Temporary Resource Number: 157508435008

immigrants. Italian immigrants left their mark on Louisville in the food and beverage industries. To the present day, downtown Louisville is known throughout the Front Range for its tradition of Italian restaurants. The impacts of the heritage and customs of the other European ethnic groups could be significant, but are not well documented and need further investigation.

If there is National Register district potential, is this building: Needs Data   X   Contributing    Noncontributing   

46. If the building is in existing National Register district, is it: Contributing    Noncontributing                   

The property is not within an existing National Register district.

#### **VIII. RECORDING INFORMATION**

47. Photograph numbers: 5BL11288\_612Jefferson\_01 through 5BL11288\_612Jefferson\_06.

Digital images filed at: City of Louisville, Planning Department

48. Report title: Historical and Architectural Survey of Jefferson Place Subdivision, Louisville, Colorado

49. Date(s): 2013

50. Recorder(s): Kathy and Leonard Lingo, Avenue L Architects, and Bridget Bacon, City of Louisville

51. Organization: Avenue L Architects

52. Address: 3457 Ringsby Court Suite 317, Denver, CO 80216

53. Phone number(s): (303) 290-9930

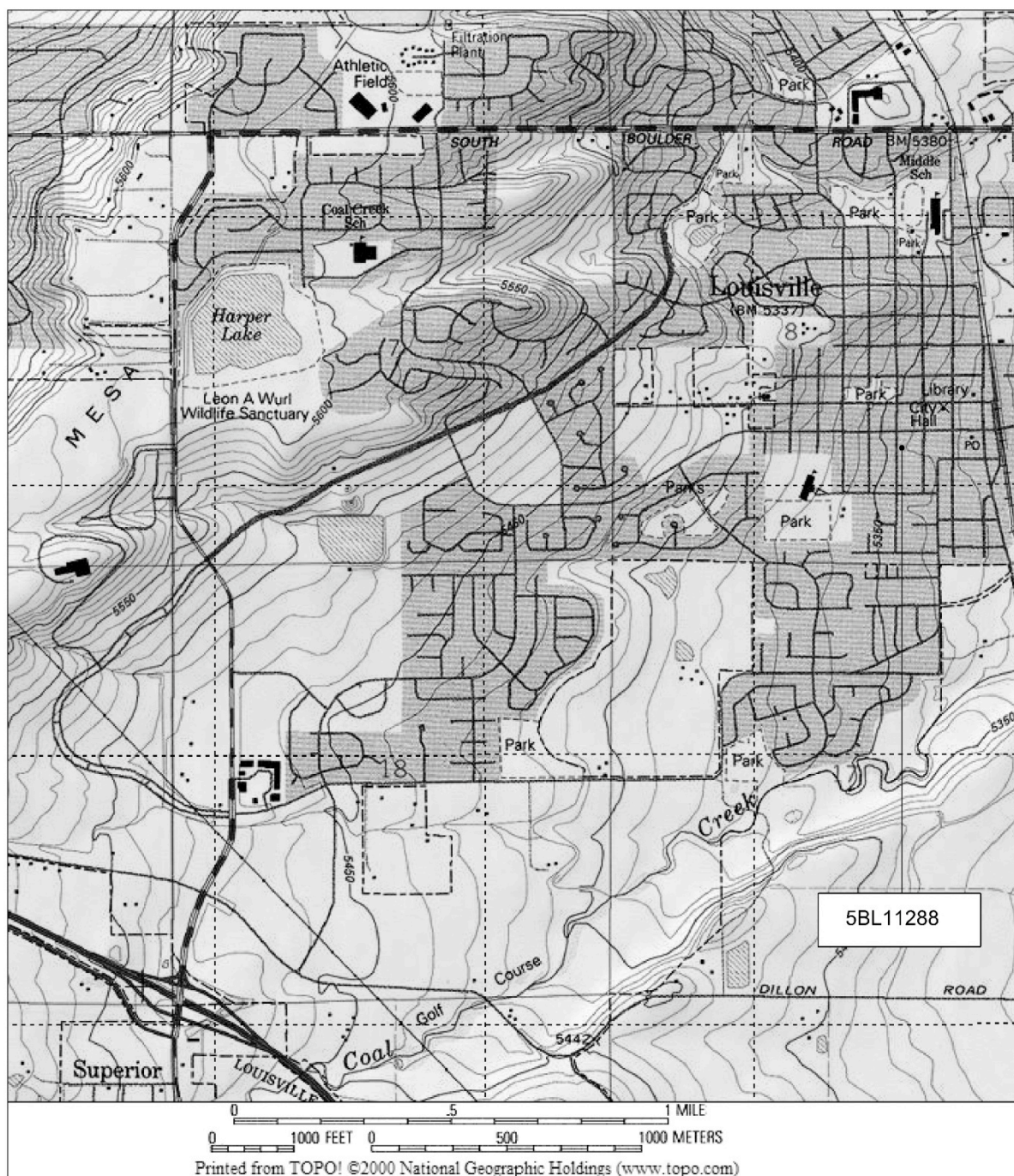
NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

Colorado Historical Society - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203 (303) 866-3395

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Architectural Inventory Form  
USGS Location Map

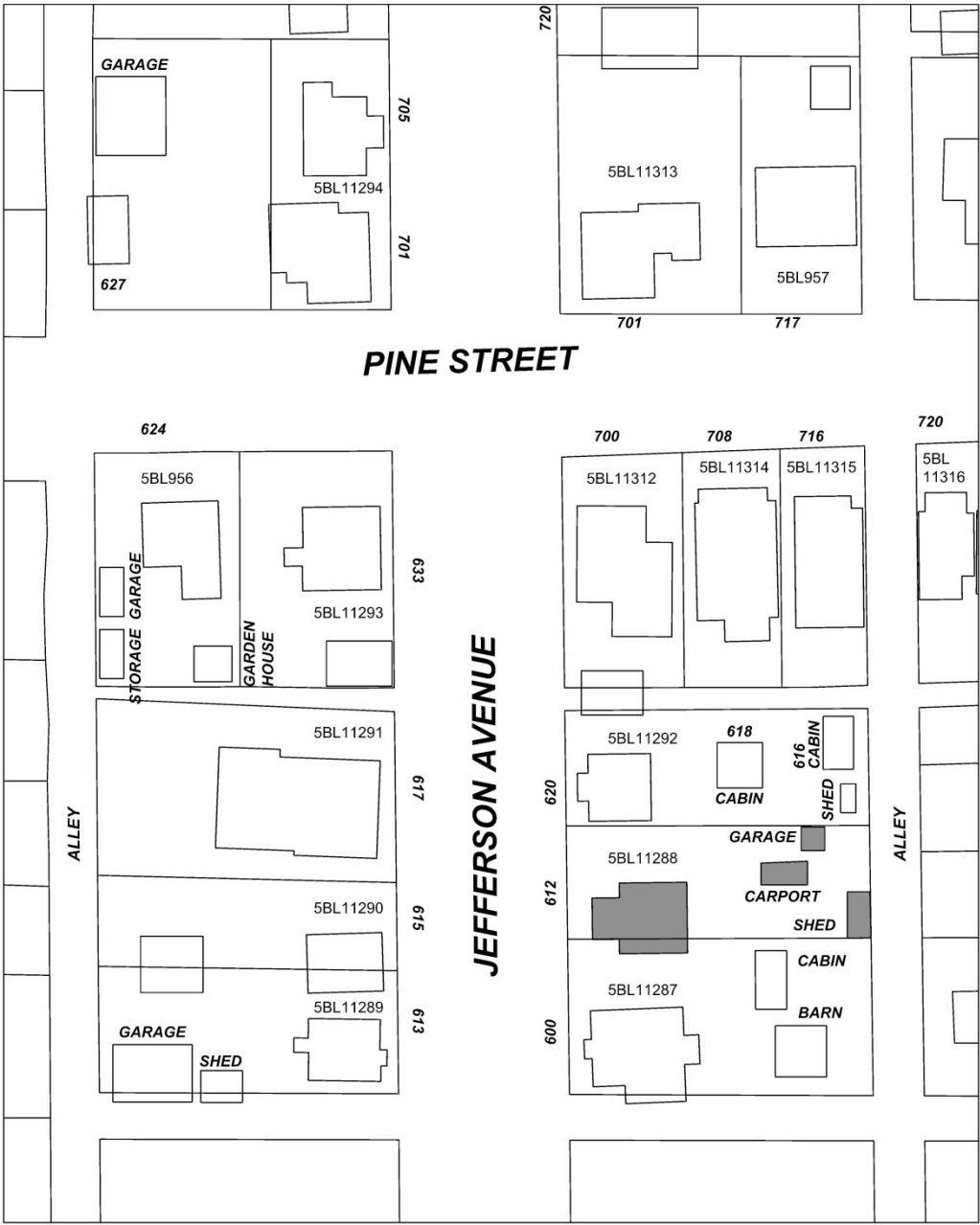


612 Jefferson Avenue, Louisville, Colorado

SOURCE: Extract of Louisville, Colorado  
USGS map, 1994.

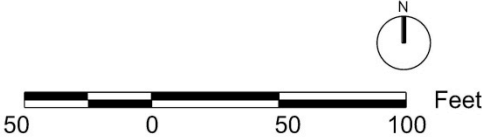
Resource Number: 5BL11288

Architectural Inventory Form  
Site Location Map



612 Jefferson Avenue, Louisville, Colorado

SOURCE: City of Louisville, Colorado  
GIS Files.



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5BL11288\_612Jefferson\_01 west



5BL11288\_612Jefferson\_02 southwest

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5BL11288\_612Jefferson\_03 northwest



5BL11288\_612Jefferson\_04 east

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5BL11288\_612Jefferson\_05 shed, carport, garage



5BL11288\_612Jefferson\_06 garage east

Resource Number: 5BL 11288

Temporary Resource Number: 157508435008



612 Jefferson. Boulder county Real Estate appraisal card, 0612\_1948



612 Jefferson. Boulder county Real Estate Appraisal card, 0612\_1976.